Project Title :PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT IN SURVEY NO . 99, 100 PART AND 101 PART, SITUATED AT KONDAPUR VILLAGE, SERILINGAMPALLY MANDAL, RANGA REDDY DISTRICT.

BELONGING TO:TO:

DEVELOPED BY

M/S. SHREEMUKH HOMES.

REPRESENTED BY
1. SRI. YERRAM VIJAY KUMAR, S/O. Y. SHANKARAIAH
2. SRI. VASGI KALESHWAR, S/O.LATE. V.RAJESHWAR

Project Title	
PLAN SHOWING THE PROPOSED	Residential
PLOT NO.	OPEN PLOT
SURVEY NO	99, 100PART AND 101 PART
SITUATED AT	, Rangareddy
Kondapur Village	
BELONGING TO : Mr./Ms./M/s	SHREEMUKH HOMES
& Others, Represented by Sri. Y. VIJAY KUMAR	
REP BY : Supervisor_C	SRIDHAR GOPISETTI
LICENCE NO. CA/2007/41178	APPROVAL NO:
DATE : 12-02-2022	SHEET NO.: 2 / 5
Layout Plan Details	INWARD_NO.: 1/C20/08137/2021
SEAL OF APPROVAL	

CONDITION

1. Commencement Notice shall be submitted by the applicant before commencement of the building U/s 440 of HMC Act.
2. Completion Notice shall be submitted after completion of the building & obtain occupancy certificate U/s 455 of HMC Act.
3. Occupancy Certificate shall be obtained before occupancy.
4. Public Amenities such as Water Supply, Electricity Connections will be provided only on production of occupancy certificate.
5. Prior Approval should be obtained separately for any modification in the construction.
6. Tree Plantation shall be done along the periphery and also in front of the premises.
7. Rain Water Harvesting Structure (percolation pit) shall be constructed and shall before issue of occupancy certificate.
8. Rain Water Harvesting Structure (percolation pit) shall be constructed.
9. Space for Transformer shall be provided in the site keeping the safety of the residents in view.
10. Garbage House shall be made within the premises.
11. Cellar and stilts approved for parking in the plan should be used exclusively for parking of vehicles without partition walls and the ceiling height of the same should not be converted or misused for any other purpose at any time in future as per entertaining submitted.
12. No. of units as sanctioned shall not be increased without prior approval of GHMC at any time in future
13. This sanction is accorded on surrendering of Road affected portion of the site to GHMC free of cost with out claiming any compensation at any time as per the undertaking submitted.
14. The Owner / Developer shall obtain NOC from the concerned as per rules.
15. Stacking of Building Materials on footpath and road margin causing obstruction to free movement of public & vehicles shall not be done, failing which permission is liable to be suspended.
16. The permission accorded does not bar the application or provisions of Urban Land Ceiling & Regulations Act 1976.
17. The Developer / Builder / Owner to provide service road wherever required with specified standards at their own cost.
18. The Developer should maintain 7.5 Mts. Wide Service Road between Electric Line and the Building & High Tension Electrical Lines and 1.5mts. for Low Tension electrical line shall be maintained.
19. No front compound wall for the site abutting 18 mt. road width shall be allowed and only Iron grill or Low height greenery hedge shall be allowed.
20. If greenery is not maintained 10% additional property tax shall be imposed as penalty every year till the condition is complied.
21. All Public and Semi Public buildings above 3000sq.mts. shall be constructed to provide facilities to physically handicapped persons as per provisions of NBC of 2005.
22. The mortgaged builup area shall be allowed for registration only after an Occupancy Certificate is produced.
23. The Registration authority shall register only the permitted built-up area as per sanctioned plan.
24. The Financial Agencies and Institutions shall extend loans facilities only to the permitted built-up area as per sanctioned plan.
25. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
26. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
27. Architect / Structural Engineer if changed, the consent of the previous Architect / Structural Engineer is required and to be intimated to the GHMC.
28. Construction shall be covered under the contractors all risk Insurance till the issue of occupancy certificate (wherever applicable).
29. As per the undertaking executed in terms of G.O. Ms. No. 541 MA, dt. 11-11-2000 (wherever applicable),a. The construction shall be done by the owner, only in accordance with sanctioned Plan under the strict supervision of the Architect, Structural Engineer and site engineer failing which the violations are liable for demolition besides legal action.b. The Owner / Builder, Architect, Structural Engineer and Site Engineer are jointly and severally responsible to carry out and complete the construction strictly in accordance with sanctioned plan.c. The Owner, Builder, Architect, Structural Engineer and Site Engineer are jointly and severally are held responsible for the structural stability during the building construction and should strictly adhere to all the conditions in the G.O.d. The Owner / Builder should not deliver the possession of any part of built up area of the building, by way of Sale / Lease unless and until Occupancy Certificate is obtained from the GHMC.e. The Owner / Builder should not occupy the building or part of the building before submitting the following (i) Building Completion Certificate issued by the Architect duly certifying that the building is completed as per the sanctioned plan (ii) Structural Stability Certificate issued by the Structural Engineer duly certifying that the building is structurally safe and the construction is in accordance with the specified designs (iii) An extract of the site registers containing inspection reports of Site Engineer, Structural Engineer and Architect (iv) Insurance Policy for the structural stability of the building for a minimum period of 5 years.
30. Structural Safety and Fire Safety Requirements shall be the responsibility of the Owner, Builder/ Developer, Architect and St. Engineer to provide all necessary Fire Fighting installations as stipulated in National Building Code of India, 2005. M/s. CTs provide one entry and one exit to the premises with a minimum width of 9.0mts. and height clearance of 5mts. (d)Provide Fire resistant swing door for the collapsible lifts in all floors. (e)Provide Generator, as alternate source of power supply with sufficient capacity to operate all the services and facilities in the case of failure of normal supply.(f)at the ultimate stage the extinguishers for every 500 Sq.Mts. of floor area with minimum of four numbers fire extinguishers per floor and 5A 2CP extinguishers minimum 2 Nos. each at Generator and Transformer area shall be provided as per I.S.I. specification No.2190. 1992. vi) Manually operated and alarm system in the entire buildings. vii) Separate Underground static water storage tank capacity of 25, 000 Ms. Capacity. viii)Separate Terrace Tank of 25,000ltrs capacity for Residential buildings; ix)Pump rooms shall be located in the basement and shall be ventilated properly and adequately protected from fire x)Electrical Wiring and installation shall be certified by the electrical engineers to ensure electrical fire safety. xi)Transformers shall be protected with 4 hours rating fire resist constructions. xii)To create a joint open spaces with the neighbours building / premises for maneuverability of fire vehicles. No parking on any constructions shall be made in setbacks area.
31. The Owner / Developer shall register the project in the RERA website after the launch in July 2018
32. If construction is not commenced within one year, building application shall be submitted afresh duly paying required fees.
33. Sanctioned Plan shall be followed strictly while making the construction.
34. Sanctioned Plan copy as attested by the GHMC shall be displayed at the construction site for public view.
35. The permission accorded does not confer any ownership rights. At a later stage if it is found that the documents are false and fabricated the permission will be revoked (U/s 450 of HMC Act 1955.

Additional/Other
1. To follow the conditions stipulated in the NOCs issued by the Fire Dep't and AAI
2. The applicant has to follow services, utilities, storm water disposal, sewerage, rain water harvesting pits, garbage disposal etc., as per the plans submitted to GHMC.
3. A condition to be imposed in the plans that the permission accorded is subject to outcome of pending court cases if any.

AREA STATEMENT	
PROJECT DETAIL :	
INWARD_NO :	1/C20/08137/2021
PROJECT TYPE :	Building Permission
NATURE OF DEVELOPMENT :	New
SUB LOCATION :	New Areas / Approved Layout Areas
STREET NAME:	
DISTRICT NAME :	Rangareddy
STATE NAME :	TELANGANA
PINCODE :	
MANDAL :	
PLOT USE :	Residential
PLOT SUB USE :	ResiComm Bldg
PLOT NEAR BY NOTIFIED RELEGIOUS STRUCTURE :	NA
LAND USE ZONE :	Residential
LAND SUBUSE ZONE :	NA
ABUTTING ROAD WIDTH :	18
PLOT NO :	OPEN PLOT
SURVEY NO :	99, 100PART AND 101 PART
NORTH SIDE DETAIL :	ROAD WIDTH - 12
SOUTH SIDE DETAIL :	ROAD WIDTH - 18
EAST SIDE DETAIL :	Existing building -
WEST SIDE DETAIL :	Vacant Land - -
AREA TAILS :	SQ.MT.
AREA OF PLOT (Minimum)	9867.02
DEDUCTION FOR NET PLOT AREA	
ROAD AFFECTED AREA ROAD WIDENING AREA	665.82
SPLAY AREA	5.60
Total	671.42
NET AREA OF PLOT	9195.60
ROAD AFFECTED AREA	665.82
TOTAL	665.82
BALANCE AREA OF PLOT	9201.20
VACANT PLOT AREA	5444.88
COVERAGE	
PROPOSED COVERAGE AREA (40.76 %)	3750.72
NET BUA	
RESIDENTIAL NET BUA	47816.51
COMMERCIAL NET BUA	1601.06
BUILT UP AREA	
	59042.05
	75442.55
MORTGAGE AREA	5059.09
EXTRA INSTALLMENT MORTGAGE AREA	0.00
PROPOSED NUMBER OF PARKINGS	364
Approval No.:	

BUILDING :BUILDING (RESIDENTIAL)

FLOOR NAME	TOTAL BUA	DEDUCTIONS			NET BUA		TNMTS	PARKING AREA	NO OF STACK	NET PARKING
		VSHAFT	VOID	ACCESS	RES.	COMM				
BASEMENT SECOND FLOOR	7156.36	185.57	28.83	418.81	0.00	0.00	00	6520.40	1	6520.40
BASEMENT FIRST FLOOR	7156.36	185.57	37.57	407.66	0.00	0.00	00	6485.50	1	6485.50
STILT FLOOR	3972.89	53.53	28.83	0.00	0.00	0.00	00	3410.60	1	3410.60
FIRST FLOOR	3474.19	0.00	486.75	0.00	2435.71	541.73	13	0.00	0	0.00
SECOND FLOOR	3483.92	0.00	444.23	0.00	2439.43	594.26	13	0.00	0	0.00
THIRD FLOOR	3473.85	0.00	353.36	0.00	2445.41	675.07	13	0.00	0	0.00
FOURTH FLOOR	3370.74	0.00	478.60	0.00	2892.14	0.00	16	0.00	0	0.00
FIFTH FLOOR	3370.74	0.00	478.60	0.00	2892.14	0.00	16	0.00	0	0.00
SIXTH FLOOR	3370.74	0.00	478.60	0.00	2892.14	0.00	16	0.00	0	0.00
SEVENTH FLOOR	3370.74	0.00	478.60	0.00	2892.14	0.00	16	0.00	0	0.00
EIGHTH FLOOR	3370.74	0.00	478.60	0.00	2892.14	0.00	16	0.00	0	0.00
NINTH FLOOR	3370.74	0.00	478.60	0.00	2892.14	0.00	16	0.00	0	0.00
TENTH FLOOR	3370.74	0.00	478.60	0.00	2892.14	0.00	16	0.00	0	0.00
ELEVENTH FLOOR	3370.74	0.00	478.60	0.00	2892.14	0.00	16	0.00	0	0.00
TWELFTH FLOOR	3370.74	0.00	478.60	0.00	2892.14	0.00	16	0.00	0	0.00
THIRTEENTH FLOOR	3370.74	0.00	478.60	0.00	2892.14	0.00	16	0.00	0	0.00
FOURTEENTH FLOOR	3370.74	0.00	478.60	0.00	2892.14	0.00	16	0.00	0	0.00
FIFTEENTH FLOOR	3370.74	0.00	478.60	0.00	2892.14	0.00	16	0.00	0	0.00
SIXTEENTH FLOOR	3370.74	0.00	478.60	0.00	2892.14	0.00	16	0.00	0	0.00
SEVENTEENTH FLOOR	3370.74	0.00	478.60	0.00	2892.14	0.00	16	0.00	0	0.00
TERRACE FLOOR	26.62	0.00	0.00	0.00	0.00	0.00	00	0.00	0	0.00
TOTAL	75442.54	424.67	8279.97	873.29	47816.51	1601.06	263	16485.50		16485.50
TOTAL NO OF BLDG	1									
TOTAL	75442.54	424.67	8279.97	873.29	47816.51	1601.06	263	16485.50		16485.50

BUILDING USE/SUBUSE DETAILS

BUILDING NAME	BUILDING USE	BUILDING SUBUSE	BUILDING TYPE	FLOOR DETAILS
BUILDING (RESIDENTIAL)	Residential	ResComm Bldg	Single Block	2 Cellar + 1 Stilt + 17 upper floors

NUMBER OF LIFTS

FLOOR NAME	P - SRE	LIFT - 1	LIFT - 2
FLOOR HEIGHTS	3	3.00	3.00
FLOOR HEIGHTS	3	3.00	3.00
FLOOR HEIGHTS	3.5	3.00	3.00
FLOOR HEIGHTS	3.5	3.00	3.00
FLOOR HEIGHTS	3.5	3.00	3.00
FLOOR HEIGHTS	3